

# ARCHITECTURAL REVIEW BOARD AGENDA

**February 23, 2016**

**3:00 p.m.**

Pre-meeting to begin at 2:30 p.m.

<b>#1</b>	<b>Richard &amp; Kathryn Hilliard</b> 6430 Norwood Road	New two-story addition to their existing home
<b>#2</b>	<b>Douglas Stone</b> 6309 Aberdeen Road	Window replacement
<b>#3</b>	<b>Matthew &amp; Kirstin Salzman</b> 2811 W 66 <sup>th</sup> Terrace	Window/door modifications at the rear of their home
<b>#4</b>	<b>Darren &amp; Janet Lovick</b> 6524 Overhill Road	Window replacements and modifications
<b>#5</b>	<b>Bill &amp; Jackie Fromm</b> 2011 W 59 <sup>th</sup> Street	New swimming pool and rear yard landscape improvements
<b>#6</b>	<b>Fieldcrest LLC</b> 6335 Wenonga Road	Multiple patios and two new accessory buildings

## **\*Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

The Hilliards are proposing a new two-story addition to their existing home.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

The majority of the addition is a new large rear wing located at the center of the house. The wing is all brick to match the main house. The wing is located off center of the main mass of the house, which allows the addition to extend along the second floor to the front of the house.

At the rear of the addition is a new patio with an outdoor fireplace and a new deck. The new patio will tie into an existing patio. The new deck will provide access from the main level of the house and the lower level patios.

At the front of the house, the existing front door will be filled in and a new front door and porch will be added. The new porch ties into the existing front porch and will feature a new gabled end. The existing columns and railing will be replaced with new round columns.

**Ordinance Compliance:**

The new front porch extends into the minimum front yard, but is within the excepted limits indicated in city ordinance 5-132 B 3 (d) and (e). There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Note: A boundary pin survey has not yet been provided and will be required prior to issuance of a permit.

**Design Guideline Review:**

Section 2.3 on pages 64 through 67 of the design guidelines provided specific recommendations for the neighborhood estates character area.

Subsection F suggests that rear wings located in the secondary building area be limited to 2 stories, 30 feet in height, and be clearly lower than the main mass. These criteria have been met.

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Area:	18,763 SF
Mean Lot Width:	118.2'

Ordinance	Allowable/Required	Provided
Maximum Height	35'	No Change
Minimum Front Yard:	45' (Platted)	No Change
Minimum Side Yard (Left):	10'	31.0' (No Change)
Minimum Side Yard (Right):	10'	20.8' (No Change)
Minimum Combined Side Yards: (25% of Mean Lot Width)	29.55'	51.8' (No Change)
Minimum Rear Yard: (20% of Mean Lot Depth)	30.0'	43.0'
Lot Coverage:	4,941 SF	2,967 SF (60.05% of Max)

Address	Lot Area	Lot Coverage	Formula	% max used
6320 Norwood	18,050	2,638	4,809	54.85%
6400 Norwood	16,083	2,102	4,439	47.35%
6401 Norwood	19,450	5,088	5,066	100.44%
6431 Norwood	20,959	3,311	5,336	62.05%
6434 Norwood	18,638	2,534	4,918	51.53%
6436 Norwood	21,986	3,136	5,516	56.85%
6401 Verona	17,091	3,856	4,630	83.28%
6409 Verona	18,000	3,247	4,800	67.64%
6417 Verona	19,427	4,147	5,062	81.93%
			Average	67.33%
			50% Increase	100.00%
<b>6430 Norwood</b>	<b>18,763</b>	<b>2,967</b>	<b>4,941</b>	<b>60.05%</b>
Allowable Lot Coverage as reduced by 150% Rule			4,941	60.05%
6320 Norwood	18,050	2,638	4,809	54.85%

## **#2 Douglas Stone**

**6309 Aberdeen Road**

Mr. Stone is proposing to replace a single window at the side of his home with three new windows.

### **Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

### **Summary of Project:**

At the north side of the house, an existing window will be removed and three new clear-view windows installed. The new windows will be similar to existing windows on the same elevation.

### **Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

### **Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Salzmans are proposing window and door modifications at the rear of their home.

*Due to the limited scope of the project, photo-documentation has been allowed in lieu of conventional drawings.*

**Summary of Property:**

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

At the rear of the house, an existing pair of French doors will be replaced with a new pair of French doors, of similar style, in the same opening.

Also at the rear of the house, an existing triple casement will be replaced with a new, shorter, triple casement window. Adjacent to that window, another triple casement will be replaced with a new, taller, triple casement. When complete, these two windows will be the same height and width.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

The Lovicks are proposing multiple window replacement/modifications around their home.

*Due to the limited scope of the project, photo-documentation has been allowed in lieu of conventional drawings.*

**Summary of Property:**

- Character Area: Suburban (Transitional)
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

At the rear/north side of the house, an existing double casement will be replaced with a narrow single fixed window with a lower sill height.

At the west/left side of the house two new casement windows will be installed in existing openings.

At the front/south side of the house, an existing quintuple casement will be replaced with a new unit of the same size and configuration.

At the east/right side of the house, a second story double-hung window will be replaced with a new awning style window.

All of the proposed windows are fiberglass clad which is in keeping with the existing windows' style.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

While the design guidelines typically discourage the use of multiple window styles within a home, the existing windows are already a combination of styles. The proposed changes increase the consistency of casement windows throughout the house, and the muntin patterns have been maintained.

The Fromms are proposing a new swimming pool and multiple rear yard landscape improvements.

*The proposed pool is less than 500 sq. ft. so this is not a substantial construction project.*

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

**Summary of Project:**

The proposed pool sits in an independent patio toward the side of the rear yard. The patio is stamped concrete. The pool patio is connected back to the main patio by a stamped concrete walkway. The pool equipment will be located at the side of an existing rear wing and will be enclosed by a wood fence and landscaping.

A small extension to the existing patio is proposed as part of the project. The new extension will be stone to match the existing patio. A new brick fire pit with stone cap will also be added. The fire pit will stand approximately 20 inches tall.

*Note: The existing yard is fenced, however all gates and doors must conform to building codes regarding pools.*

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Fieldcrest LLC is proposing multiple modifications to their rear and side yards. Changes include multiple patios and two new detached accessory buildings.

**Summary of Property:**

- Character Area: Countryside Estates
- Location of Common Green Space: Front
- Any Special Frontages: Hillside

**Summary of Project:**

The first new patio is located at the south side of the house in an existing walled courtyard. The new patio is stone pavers to match the existing patio at the rear of the house.

The next patio is also located in the side yard on axis with an existing fountain. This patio will be a concrete slab and features one of the detached accessory buildings. A new 334 sq. ft. dining pavilion will be built atop the new patio. The pavilion is open on all sides and stands just shy of 9 feet tall. The roof material is not indicated, but it is nearly flat and slopes to the south side of the patio.

In the rear yard a new wood deck will encircle an existing pool. Since the deck is at grade, no railings are provided.

Also in the rear yard, behind an existing patio is the second detached accessory building. This is a small 98 sq. ft. structure to enclose an outdoor kitchen. All sides of the structure are sided with horizontal teak siding including a garage door at the east side of the building.

As part of the project, a planter in the middle of the main patio around the existing fountain will be filled in with paving to match.

**Ordinance Compliance:**

Ordinance 5-120 E requires detached accessory buildings located in the side yard to be a minimum of 20 feet from the side property line, 60 feet from the front property line and 10 feet from the rear property line. The ordinance also limits the area of all accessory buildings in the side yard to 20% of the minimum side yard area (approximately 1,600 sq. ft. for this property.) All of these criteria have been met.

Ordinance 5-121 B requires detached accessory buildings located in the rear yard be a minimum of 10 feet from the side or rear property lines and be limited to a maximum area of 20% of the minimum rear yard (approximately 1,200 sq. ft. for this property.) All of these criteria have been met.

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guideline Review:**

Section 2.2 on pages 60 through 63 of the design guidelines provides specific recommendations for the Countryside Estates character area.

Subsection E suggests that accessory buildings within the secondary building area be limited to two stories, 24 feet in height and have a maximum area of 720 sq. ft. The outdoor kitchen meets all of these criteria.



Subsection E also suggests that accessory buildings located in the conditional building area be limited to one story, 10 feet in height and have a maximum area of 720 sq. ft. The dining pavilion meets all of these criteria.

Subsection E also suggests that accessory buildings be limited to no more than two per lot. The property already has two existing detached accessory buildings. The new additions take the total number of accessory buildings to four. **Discussion is recommended.** Please note, while the existing garage appears to be a detached accessory building it is actually an integral part of the main house.